

Somerset Creek Condominium Owners Association
Board of Directors Meeting
June 20th 2016
Unit 18

1. **Call to Order:** 7:00pm
2. **Attending**
 - Arnold Mannering (President)
 - Angela Mashlan (Vice President)
 - Calley Copeland (Secretary)
 - Clay Copeland (Treasurer)
 - Luiza Limona (Morris Management)
3. The minutes of the meetings held on 4/21/2016 were approved.
4. **Homeowner Forum**
 - a. None Present.
5. **Presidents Report**
 - a. No new business to report.
6. **Treasurer's Report**
 - a. No new business to report.
7. **Managers Report**
 - a. Roof moss treatment was completed by Affordable Handyman.
 - b. Compliance & Rental Issues:
 - i. None to report.
 - c. Delinquency issues:
 - i. No Accounts in collection.
 - d. ACC Issues:
 - i. None to report.
8. **Unfinished Business**
 - a. Community Bylaws; The board and Morris Management completed research for the missing pages from the community governing documents without success. The board will check with original owners regarding the missing pages.
 - b. Unit 6; The rental lease agreement was approved by the board.
 - c. Unit 33 & 34 Drainage; A second vendor, Perma Dry Waterproofing and Drainage, was asked to provide a remediation proposal. After careful consideration, the board requested Luiza to contact a consulting engineer firm with construction defect expertise to evaluate and provide a written scope of work. This scope of work will help evaluate vendor proposals.
9. **New Business**
 - a. Asphalt Repairs; Rainier Asphalt provided a quotation for asphalt repairs at units 10, 18, and 34. Unit 10 repairs include home owner requested modifications in the amount of \$4,614.95. The HOA's responsibility for all other work is \$5,563.48.
 - b. Unit 30; Home owner reported an overgrown Holly tree and requested it be removed as it is too large for the landscaping service to remove. Will include this in Heritage Tree Care's next work order.
 - c. Tree Removal; The board will contact Heritage Tree Care regarding a tree with visible decay in the park area. The tree overhangs the fence and would cause considerable damage if it were to fall.

- d. Community Grill Out; The 2016 Somerset Creek Grill Out will take place on Sunday, August 21st.

The next board meeting will take place on Tuesday, August 23rd 2016 at unit 18. There being no further business, the meeting was adjourned at 8:00PM.

Calley Copeland, Secretary.